

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 7, 2006, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of March 24, 2006**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Formation of Consent Calendar**
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Agenda Items

- 1. **Scott Erreca; Tentative Map (TM) 5465, Lakeside Community Plan Area (Stevenson) (Continued from the hearing of March 24, 2006; Public Testimony remains open)**

The applicant is appealing the requirement for specific environmental studies requested in the County's January 26, 2006 Scoping Letter. The project would divide a 22.71-acre lot into six (6) lots. The project site is located within the Lakeside Community Plan area and access would be from Slaughterhouse Canyon Road. The subject property is zoned M58 – High Impact Industrial Use with a minimum lot size of 10,000 ft². Under the County General Plan, the property is within the RDA, and is within regional category designation (16) General Impact Industrial. The project presently proposes to extend public sewer and water mains from the Lakeside Water and Sewer Districts a distance of approximately 3,300 feet. The project is located at 12570 Slaughterhouse Canyon Road.

2. **Westone Management Condominium Conversion; Tentative Map (TM) 5422RPL¹; Pepper Drive-Bostonia Community Planning Area (McCaffery)**

This is a request for Tentative Map TM 5422RPL¹ for a one-lot condominium conversion. The Tentative Map proposes to convert an existing 30-unit apartment complex into a 30-unit condominium complex. The property measures 1.25 acres in size and is in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (10) Residential (24 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RU24) Urban Residential Use Regulation (24 dwelling units per acre), and is located at 1059 Bradley Avenue in El Cajon.

3. **Nickel Creek Condominiums; Tentative Map 5347, Site Plan S03-082, Ramona Community Plan Area (Stevenson)**

This is a request for Tentative Map TM 5347 and Site Plan 03-082. The project is one-lot construction of 45 condominium units on a 10.10-acre parcel within the Ramona Community Plan area. The 10.10-acre site is located in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (11) Commercial/Office-Professional Land Use Designation of the General Plan. The site is zoned (C31) Residential-Office-Professional Regulations (24 dwelling units per acre), and is located at the north end of 14th Avenue in Ramona.

4. **The Angel House; Major Use Permit, P04-010; Spring Valley Community Plan Area (Maxson)**

The project is a Major Use Permit for a group care facility in an existing single-family residence. The residence will be renovated from the existing 1,604 square feet to approximately 3,353 square feet. The expanded facility will house up to 12 residents. Four parking spaces have been provided, as well as a loading area to allow for ADA access compliance. An existing 20-foot utility easement exists along the southern property boundary and will remain unimpeded with the proposed project. The General Plan Designation is (8) Residential with a density of 14.5 dwelling units per acre and the zoning is RV15 with a minimum lot size of 6,000 square feet. Under Section 2185b of the Zoning Ordinance, a group care in excess of 6 residents is required to obtain a Major Use Permit. The site is located at 963 Gillespie Drive.

5. **Cingular Telecommunications Facility SD944-04 at Bernard Property; Major Use Permit, P03-113, Bonsall Community Planning Area (Stevenson)**

This is a request for Major Use Permit 03-113 to authorize the location of a wireless telecommunications facility for Cingular Wireless. The project proposes to locate a forty (40) foot faux elm tree (Monoelm) for a wireless telecommunications facility on the subject property at 31510 Aqueduct Road. Supporting equipment will be housed in a new 160 square foot equipment shelter located on a new concrete pad on the northeast side of the Monoelm. There is

an existing single-family residence on the subject property. An existing private road, Aquaduct Road, will provide access to the site.

Administrative Items

- E. Director's Report.**
- F. Report on actions of Planning Commission's Subcommittees.**
- G. Designation of member to represent Commission at Board of Supervisors.**
- H. Discussion of correspondence received by Planning Commission.**

Department Report

- I. Scheduled Meetings.**

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.

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